

MINUTES OF THE COMMUNITY REDEVELOPMENT AUTHORITY

A meeting of the Community Redevelopment Authority was held on July 27, 2021 at 8:30 a.m. in the City Hall Conference Room, 400 Ella Street, Beatrice, Nebraska.

ROLL CALL

Attending: Committee Members: Bornemeier, deKoning, Kennedy, Lee, Zarybnicky

Absent: None

Chairman Kennedy announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of June 21, 2021.

Moved by Zarybnicky, seconded by Lee, that the items on the consent agenda be approved.

Roll Call: Yea: Bornemeier, deKoning, Kennedy, Lee, Zarybnicky

Nay: None

MOTION CARRIED.

RESOLUTIONS

Resolution Number 21-1 issue the Series A TIF Notes for Phase 3 for Plan Modification “Y” to Redevelopment Area No. 7 with BCC Holdings, Inc., regarding the Hannibal View Redevelopment Project

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Authority that this Redevelopment Project was to redevelop thirty-one (31) lots in multiple phases. Tempelmeyer further explained that Phase 1 included two (2) lots, Phase 2 included three (3) lots, and Phase 3 will include nine (9) lots. Tempelmeyer advised that this resolution is to issue the TIF Note for Phase 3.

Committee Member Zarybnicky stated that some of the lots seem to have already been developed and inquired if this would have any effect on the project. Tempelmeyer advised that the previously developed lots would have no effect since those lots were developed in different tax years.

Chairman Kennedy inquired as to whether there were any plans to pave 26th Street. Tempelmeyer explained that many of the houses that were constructed are selling for higher prices than original expected, and this increase may generate enough revenue to allow the City to pave 26th Street.

Moved by Lee, seconded by Bornemeier, to approve Resolution Number 21-11 issuing the Series A TIF Notes for Phase 3 for Plan Modification “Y” to Redevelopment Area No. 7 with BCC Holdings, Inc., regarding the Hannibal View Redevelopment Project.

Roll Call: Yea: Bornemeier, deKoning, Kennedy, Lee, Zarybnicky

Nay: None

MOTION CARRIED.

Resolution Number 21-12 entering into Redevelopment Agreement with Hevelone Building, LLC for a Redevelopment Project defined in Plan Modification “II” to the Redevelopment Plan for Redevelopment Area No. 2 (Hevelone Building Redevelopment Project)

Tobias J. Tempelmeyer, City Administrator/General Manager, advised the Authority that this resolution is to approve entering into the Redevelopment Agreement with Hevelone Building, LLC to redevelop the Hevelone Building, located at 112-114 North 6th Street.

Todd Hydo, the contractor for the Hevelone Building Redevelopment Project, spoke on behalf of Hevelone Building, LLC. Hydo explained to the Authority that the construction that has commenced on the project has all been funded by other sources outside of TIF and that some of the construction was done out of necessity.

Hydo explained that the sidewalk in front of the building was funded through the City’s CDBG RLF Sidewalk Improvement Program; the repair of the roof was funded through insurance proceeds; and some of the changes to the façade of the building were done to prepare for the installation of windows that will be paid for with a Historic Tax Credit.

Hydo further explained that in order to finish the sidewalk, he needed to change the façade of the building so that he would not have to tear up the new concrete later when preparing the façade of the building for the new windows. Hydo also noted that the windows have not been ordered yet and that because the façade of the building exposed the interior, he erected plywood walls to keep out both moisture and potential trespassers.

Hydo advised the Authority that while preparing the façade of the building for the windows, his crew discovered mold throughout the interior of the building. Hydo explained that in order for his crew to work safely on the building, parts of the interior were removed in order to get rid of the mold. Hydo also reported that the Fire Marshall has required him to install waterlines in the building.

Hydo explained that this project has a lot of moving parts and that while there seems to be a lot of construction going on, what construction that has commenced was done out of necessity. Hydo further explained that while some of the construction has been funded by other sources, the project would not be feasible without TIF, as 90% of the project will be funded by TIF.

Committee Member Zarybnicky stated that he was concerned about the “but-for” test not being satisfied after seeing some construction begin. Committee Member Zarybnicky added that after hearing where the project stands currently and after having seen that the building is currently no more than a “shell”, he was no longer concerned that this project would satisfy the but-for test. In general, the Committee Members all expressed support for Committee Member Zarybnicky’s conclusion.

Moved by Zarybnicky, seconded by Lee, to approve Resolution Number 21-12 entering into Redevelopment Agreement with Hevelone Building, LLC for a Redevelopment Project defined in Plan Modification “II” to the Redevelopment Plan for Redevelopment Area No. 2 (Hevelone Building Redevelopment Project)

Roll Call: Yea: Bornemeier, deKoning, Kennedy, Lee, Zarybnicky
Nay: None

MOTION CARRIED.

PUBLIC FORUM

No one appeared at public forum.

DISCUSSION/REPORTS

Discussion regarding the Redevelopment Contract with Northgate Campus One, LLC

Tobias J. Tempelmeyer, City Administrator/General Manager, advised the Authority that a resolution to approve amending the Redevelopment Contract will be going before the City Council and the Authority soon as a result of a recent replat of the Redevelopment Area.

Tempelmeyer explained that this is the Rare Earth Salts project, which started with two (2) lots just north of the hospital. Tempelmeyer further explained that the east lot was recently replatted, adding more land to the Redevelopment Area. Tempelmeyer added that he believes this constitutes a material change, which requires approval of the Authority, a public hearing, and giving notice of the public hearing to all of the required taxing entities.

Tempelmeyer also advised that the Redeveloper is in the process of selling the east lot to a tax-exempt entity. Tempelmeyer added that because of this, there would be no impact on the amount of revenue generated from the Redevelopment Project.

ADJOURNMENT

Moved by Bornemeier, seconded by deKoning, that the meeting be adjourned at 9:01 a.m.

Roll Call: Yea: Bornemeier, deKoning, Kennedy, Lee, Zarybnicky
Nay: None

MOTION CARRIED.